

WEST NEWPORT AMENDMENTS

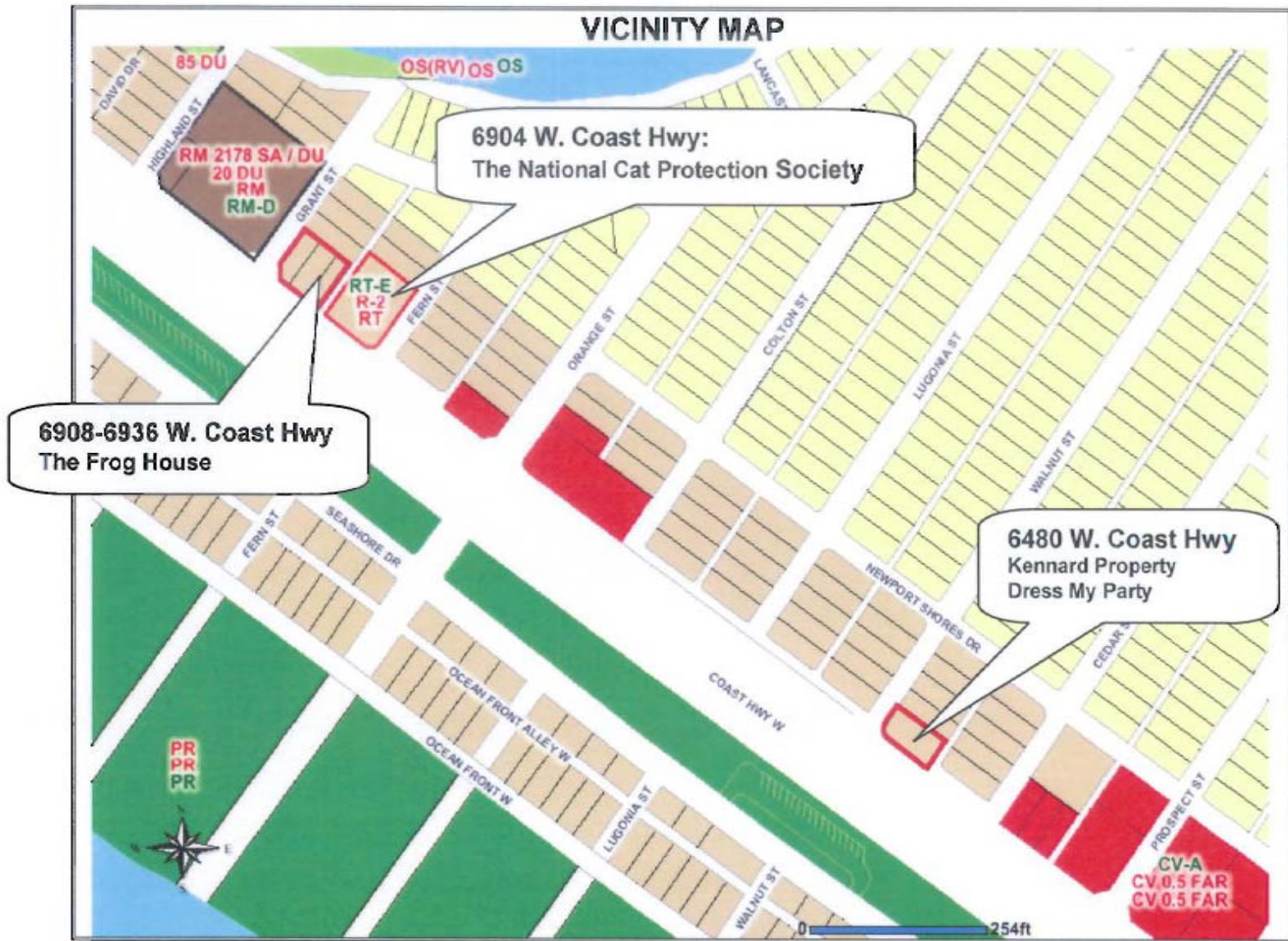
6480 West Coast Highway (PA2010-190), Kennard Property.

6904 West Coast Highway (PA2011-014), The National Cat Protection Society.

6908-6936 West Coast Highway (PA2010-182), The Frog House property.

Planning Commission
Public Hearing
April 7, 2011





VICINITY MAP

CODE AMENDMENT SUMMARY

	CHANGES: CURRENT to RECOMMENDED PROPOSED		
LOCATION:	GENERAL PLAN:	COASTAL LAND USE PLAN:	ZONING:
6480 W COAST HWY	RT to CG 0.5	RT-E to CG-B	R-2 to CG-0.5
6904 W COAST HWY	RT to CG 0.5	RT-E to CG-B	R-2 to CG-0.5
6908-6936 W COAST HWY	RT to CG 0.5	RT-E to CG-B	R-2 to CG-0.5

DEVELOPMENT INTENSITY ALLOWED:

The CG Zoning District : **Commercial floor area - Maximum floor area ratio (FAR) of 0.5.**

The CV-0.5 Zoning District : Commercial floor area - Maximum floor area ratio (FAR) of 0.5.

The CC Zoning District: Commercial floor area - Maximum floor area ratio (FAR) of 0.75.

The MU-V Zoning District: Commercial floor area - Maximum floor area ratio (FAR) of 0.75
Residential Density of one unit for every 1,631 square feet of
land area (density of 26.7 units per acre).
Residential uses are only allowed above the ground floor.



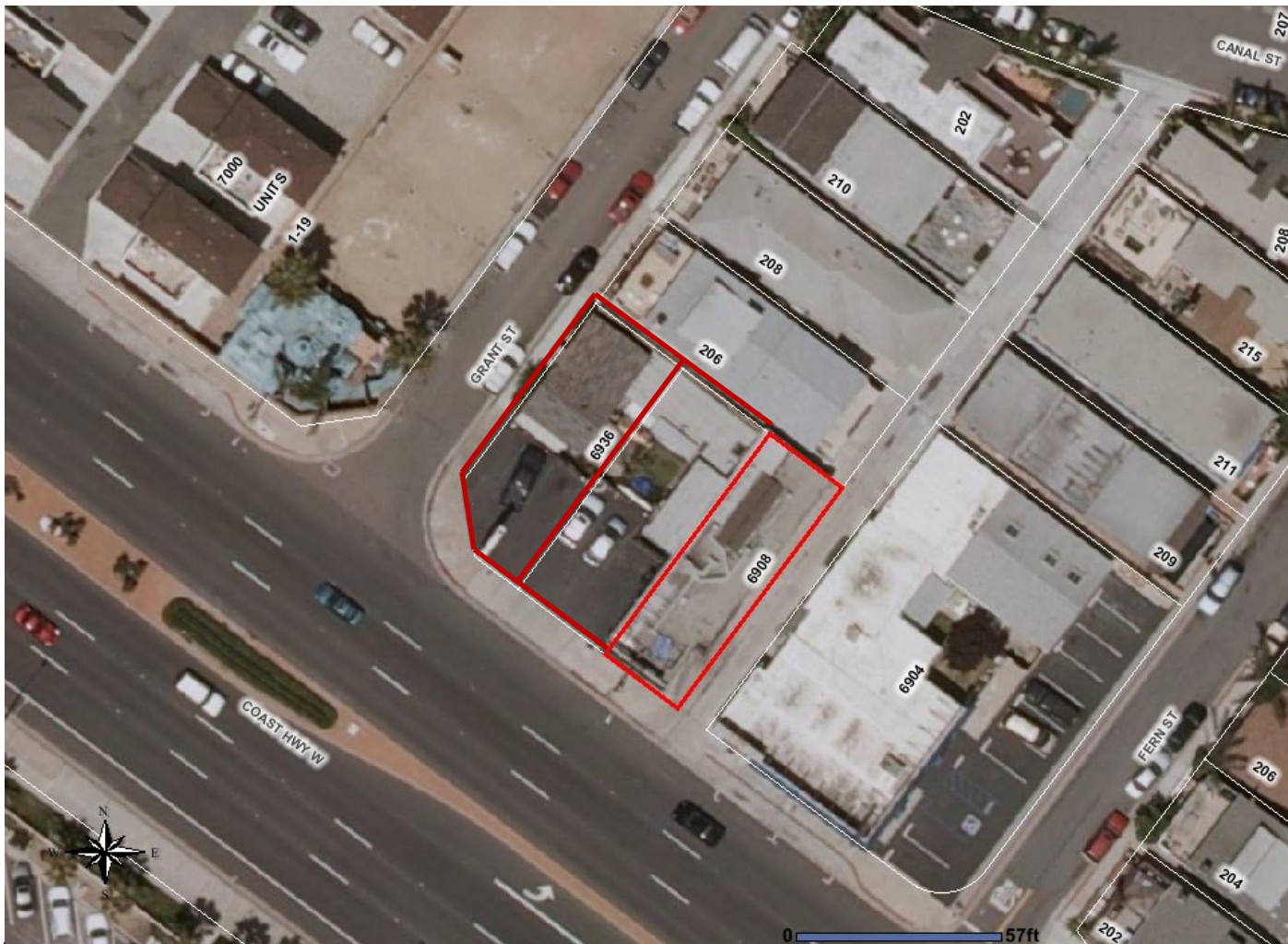
CHANGES: CURRENT to RECOMMENDED			
LOCATION:	GENERAL PLAN:	COASTAL LAND USE PLAN:	ZONING:
6480 W COAST HWY	RT to CG-0.5	RT-E to CG-B	R-2 to CG-0.5

ATTACHMENT NO. PC 2- 6480 WEST COAST HWY – KENNARD PROPERTY



CHANGES: CURRENT to RECOMMENDED			
LOCATION:	GENERAL PLAN:	COASTAL LAND USE PLAN:	ZONING:
6904 W COAST HWY	RT to CG-0.5	RT-E to CG-B	R-2 to CG-B 0.5

ATTACHMENT NO. PC 3- 6904 WEST COAST HWY – THE NATIONAL CAT PROTECTION SOCIETY



CHANGES: CURRENT to RECOMMENDED

LOCATION:	GENERAL PLAN:	COASTAL LAND USE PLAN:	ZONING:
6908-6936 W COAST HWY	RT to CG-0.5	RT-E to CG-B	R-2 to CG-0.5

ATTACHMENT NO. PC 4- 6908-6936 WEST COAST HWY - THE FROG HOUSE

Table 2-5 Allowed Uses and Permit Requirements		Commercial Retail Zoning Districts Permit Requirements *		
		P	Permitted By-Right	
		CUP	Conditional Use Permit (20.66.090)	
		MUP	Minor Use Permit (20.66.090)	
		LTP	Limited Term Permit (20.66.080)	
		---	Not allowed *	
Land Use		CG	CV	Specific Use Regulations
	See Part 7 for land use definitions. See Chapter 20.12 for unlisted uses.			
Retail Trade Uses				
Bulk merchandise		P	--	
Retail Sales		P	---	
Visitor Serving Retail		---	P	
Service Uses – Business, Financial, Medical, and Professional				
Outpatient Surgery Facility (above 1 st floor only)		MUP	---	
Service Uses - General				
Ambulance Services		MUP	---	
Animal Sales and Services				
Animal Boarding/Kennels		CUP	---	20.48.050
Veterinary Services		CUP	---	20.48.050
Funeral Homes and Mortuaries, with crematorium		CUP	---	
Laboratories		P	--	
Maintenance and Repair Services		P	--	
Marine Services				
Entertainment and Excursion Services		---	P	MC Title 17
Marine Service Stations		---	CUP	
Printing and Duplicating Services		P	---	
Recycling Facilities- Collection Facility - Small		MUP	--	20.48.160
Transportation, Communications, and Infrastructure Uses				
Marina Support Facilities		---	MUP	
Vehicle Rental, Sale, and Service Uses				
Vehicle/Equipment Rental and Sales				
General		CUP	CUP	
Office Only		P	P	
Limited		P	P	
Vehicles for hire		CUP	CUP	
Vehicle/Equipment Repair				
General		CUP	---	
Limited		MUP	---	

DIFFERENCE BETWEEN RETAIL SALES AND VISITOR SERVING RETAIL:

Retail Sales (Land Use). As allowed in the CC, and CG zoning districts

General. Retail establishments, completely enclosed within structures, engaged in selling goods or merchandise to the general public.

Visitor-Serving Retail (Land Use). As allowed in the CV, and CC zoning districts.

Retail establishments engaged in selling goods or merchandise to tourists and visitors.

Retail Sales (Land Use).	Visitor-Serving Retail (Land Use).
	art galleries
automotive parts and accessories	
carpeting and floor covering	
electronic equipment	
fabrics and sewing supplies	
florists and houseplant stores (indoor sales only)	
grocery store	
hardware	
kitchen utensils	
locksmiths	
medical supplies and equipment	
musical instruments, parts and accessories	
office supplies	
orthopedic supplies	
paint and wallpaper	
religious goods	
secondhand clothing sales	
shoe stores	
small wares	
stationery	
supermarket	
Bulk Merchandise	



GP2010-013 (PA2010-190)
General Plan Amendment
6480 West Coast Highway



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GP2010-013.mxd March/2011



LC2010-003 (PA2010-190)
Coastal Land Use Plan Amendment
6480 West Coast Highway



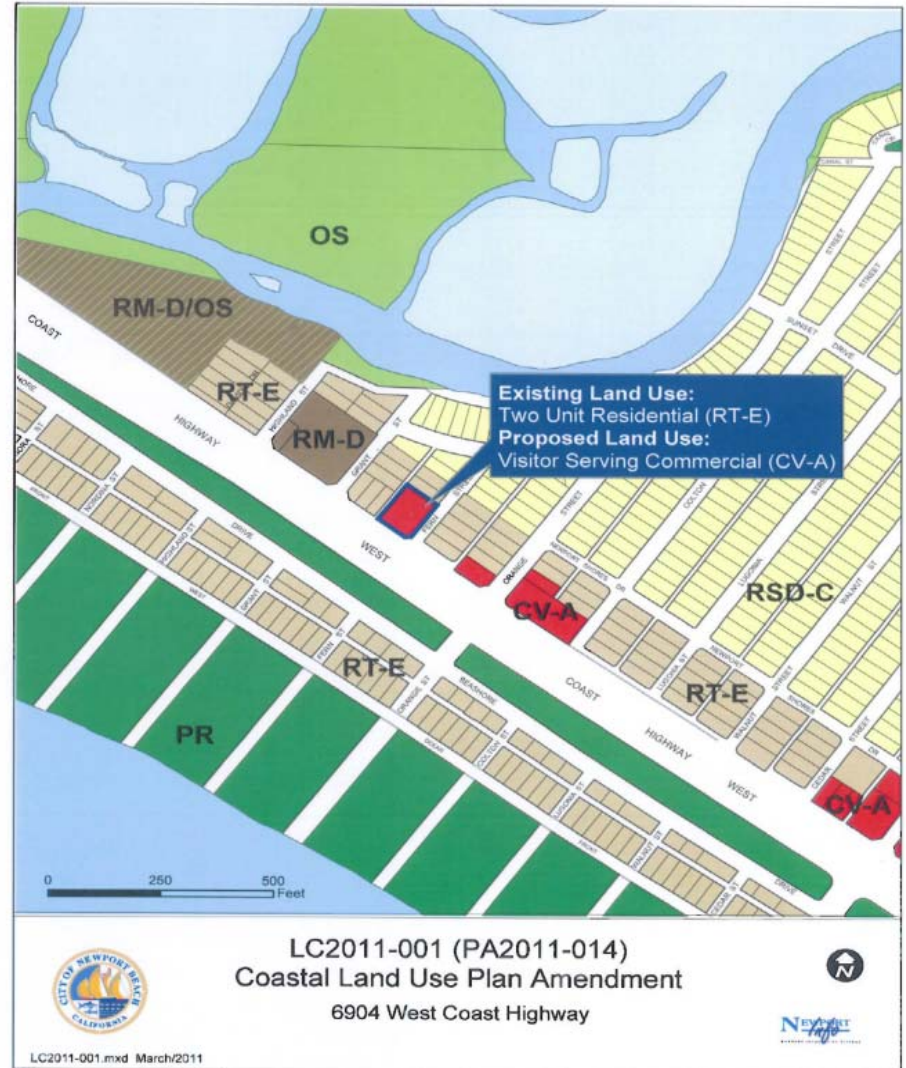
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LC2010-003.mxd March/2011

PC RESOLUTION EXHIBIT A – 6480 WEST COAST HWY



PC RESOLUTION EXHIBIT A – 6480 WEST COAST HWY



PC RESOLUTION EXHIBIT B – 6904 WEST COAST HWY



PC RESOLUTION EXHIBIT B – 6904 WEST COAST HWY



GP2010-002 (PA2010-182)
General Plan Amendment
6908-6936 West Coast Highway



NEVADIA

GP2010-002.mxd March/2011



LC2010-002 (PA2010-182)
Coastal Land Use Plan Amendment
6908-6936 West Coast Highway



NEVADIA

LC2010-002.mxd March/2011

PC RESOLUTION EXHIBIT C – 6908-6936 WEST COAST HWY



PC RESOLUTION EXHIBIT C – 6908-6936 WEST COAST HWY